HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Montréal CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016

The overall vacancy rate*...

UNCHANGED

3.9%

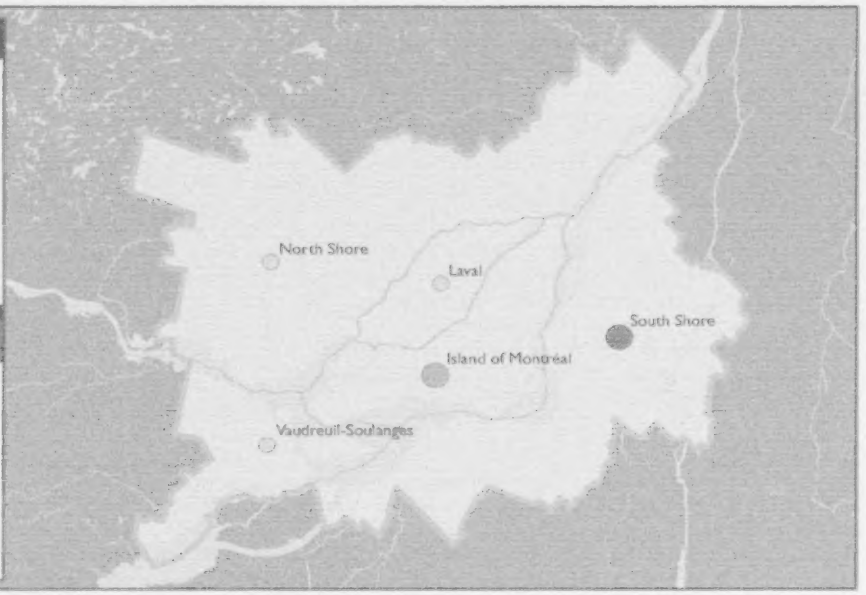
- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$760

UP by 1.7%

- Below CMA
- Similar to CMA
- Above CMA



PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
6.0% Vacancy Rate	4.4% Vacancy Rate	3.4% Vacancy Rate	3.3% Vacancy Rate
$586 Avg. Rent	$679 Avg. Rent	$791 Avg. Rent	$956 Avg. Rent

"The vacancy rate in the Montréal area remained stable at 3.9 per cent in 2016. The change in the average rent was around 2 per cent."

Francis Cortellino
Principal, Market Analysis

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Canada

Housing market intelligence you can count on

CMHC SCHL

Highlights

- The vacancy rate remained stable at 3.9 per cent, as supply and demand increased by similar proportions.
- The estimated change in the average rent in the Montréal CMA was around 2 per cent.
- The rental condominium vacancy rate reached 3.1 per cent, remaining stable compared to 2015.

Montréal CMA vacancy rate stays stable at 3.9 per cent in 2016

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC), supply and demand rose by similar proportions during the period from October 2015 to October 2016, which allowed the vacancy rate to remain stable at 3.9 per cent. It should be noted that the vacancy rate rose from 2.8 per cent in 2013 to 4.0 per cent in 2015.

Rental demand was largely sustained by increased net migration. Indeed, the data indicates a significant increase in the number of immigrants[1], some of whom are refugees[2], as well as a reduction in the interprovincial migration deficit over the last year.

It is probable, however, that some people seeking rental accommodations chose to rent a condominium[3] rather than a traditional rental apartment, and this somewhat limited the increase in demand. Declining employment among 15- to 24-year-olds[4] over the last year could also have had a negative impact on rental demand, since the vast majority of the people in this age group are renters.

All in all, the factors that contributed to rental housing demand likely won out over the mitigating factors.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Figure 1

Source: CMHC
*Private Structures with Three or More Apartments

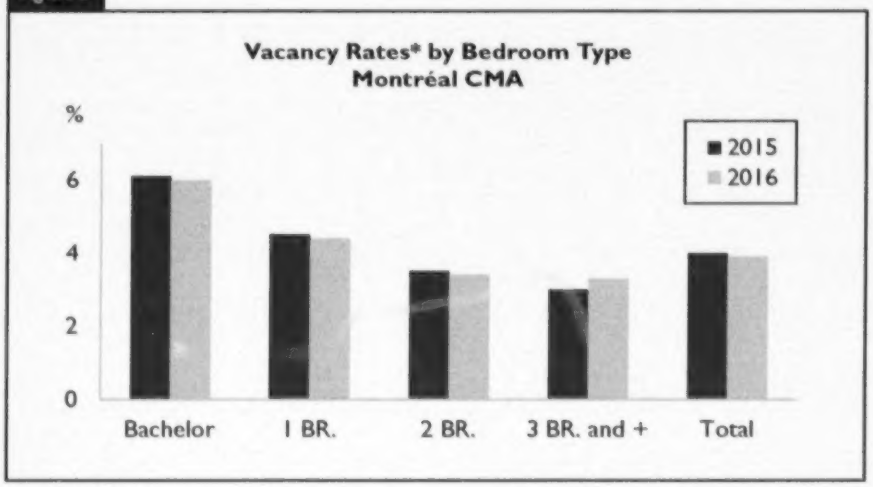
In terms of supply, the rental stock increased by 2,500 units since the last survey (from July 2015 to June 2016[5]), about the same as last year, but much more than in the period from 2011 to 2014, during which the rental stock increased by about 1,500 units per year. The addition of a relatively large number of units to the conventional rental stock over the last few years is a result of, among other things, the new condominium market running out of steam and the interest shown by certain developers in the supply of units geared toward the aging population. For these reasons, some builders opted to build rental units.

[1] Source: Statistics Canada. For the period from July 2015 to June 2016, the number of immigrants received by Quebec rose by 38 per cent compared to the period from July 2014 to June 2015.
[2] Preliminary data from the Ministère de l'Immigration, de la Diversité et de l'Inclusion.
[3] See the section on rental condominiums.
[4] Source: Statistics Canada.
[5] Only properties that were open in June 2016 were included.

Vacancy rates remain relatively unchanged in the large sectors of the CMA

Between October 2015 and October 2016, the vacancy rate remained stable in all large sectors of the census metropolitan area (CMA). The rates stayed slightly above 4.0 per cent on the Island of Montréal and on the South Shore. In the other sectors of the CMA, the vacancy rates remained at 3.0 per cent in Laval and at 3.2 per cent in Vaudreuil-Soulanges and on the North Shore.

Figure 2



Source: CMHC
*Private Structures with Three or More Apartments

New for 2016: tenant turnover rate[6]

According to data from our most recent survey, nearly one in five renter households (17 per cent) in the Montréal CMA had moved into a new apartment within the last 12 months.

Out of all of the geographic zones in the CMA, Downtown Montréal[7] had the highest turnover rate (27 per cent). This sector probably gets a large share of high-mobility tenants, such as students and temporary workers.

Next year, we will have two years of data, which should allow us to analyze this new variable in more detail.

Montréal CMA rents increase by around 2 per cent in 2016

Between the last two CMHC rental market surveys (those in 2015 and 2016), the estimated change in the average rent[8] in the Montréal CMA was around 2 per cent. This figure was roughly the same for all apartment types and over all the large sectors[9] of the CMA.

The average rent for two-bedroom apartments in the Montréal area was $791 in 2016, compared to $760 in 2015. This $30 difference in the average rent between the last two surveys was greater than the changes recorded in previous years. The larger increase can be explained by two factors. First, the estimated change in the average rent of 2 per cent in 2016, mentioned earlier, contributed to the higher average cost of apartments in Montréal. Second, the addition of a large number of new rental units, which generally have higher rents[10], to the rental stock this year also put upward pressure on the average monthly cost of apartments in the CMA.

---

[6] A unit is counted as being turned over if a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12-month period. This includes tenants who moved into a different unit in the same building during this period.

[7] This sector also includes Île-des-Sœurs.

[8] When comparing year-over-year average rents, the age of the building must be taken into consideration because rents in newly built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both the 2015 and 2016 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

[9] Montréal, Laval–North Shore, South Shore and Vaudreuil-Soulanges.

[10] For example, the average monthly rent for two-bedroom apartments built after 2005 was $890, while that for apartments of the same type built between 1940 and 1989 was around $715.

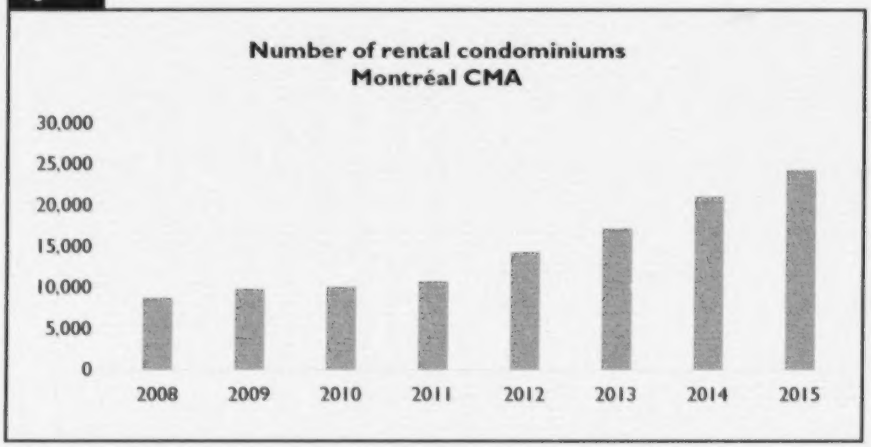
Rental condominium market vacancy rate holds steady

As has been the case for a number of years, Downtown Montréal[11] remained the sector with the largest proportion of rental condominiums (25 per cent of the stock) in the Montréal CMA. Laval, with about one in five condominiums offered for rent, was a close second.

The vacancy rate on the rental condominium market in the Montréal CMA was 3.1 per cent, about the same as in 2015. In addition,the vacancy rates remained stable over all sectors of the CMA. In Downtown Montréal and Laval, the two sectors with the largest proportions of condominiums offered for rent, the vacancy rates hovered around 2 per cent.

On the supply side, over 4,000 new units were added to the rental condominium stock this year in the CMA, which is a 17-per-cent increase over last year. The growth was relatively strong in the suburbs[12] (+23 per cent), especially on the North Shore[13] (+34 per cent).

Figure 3



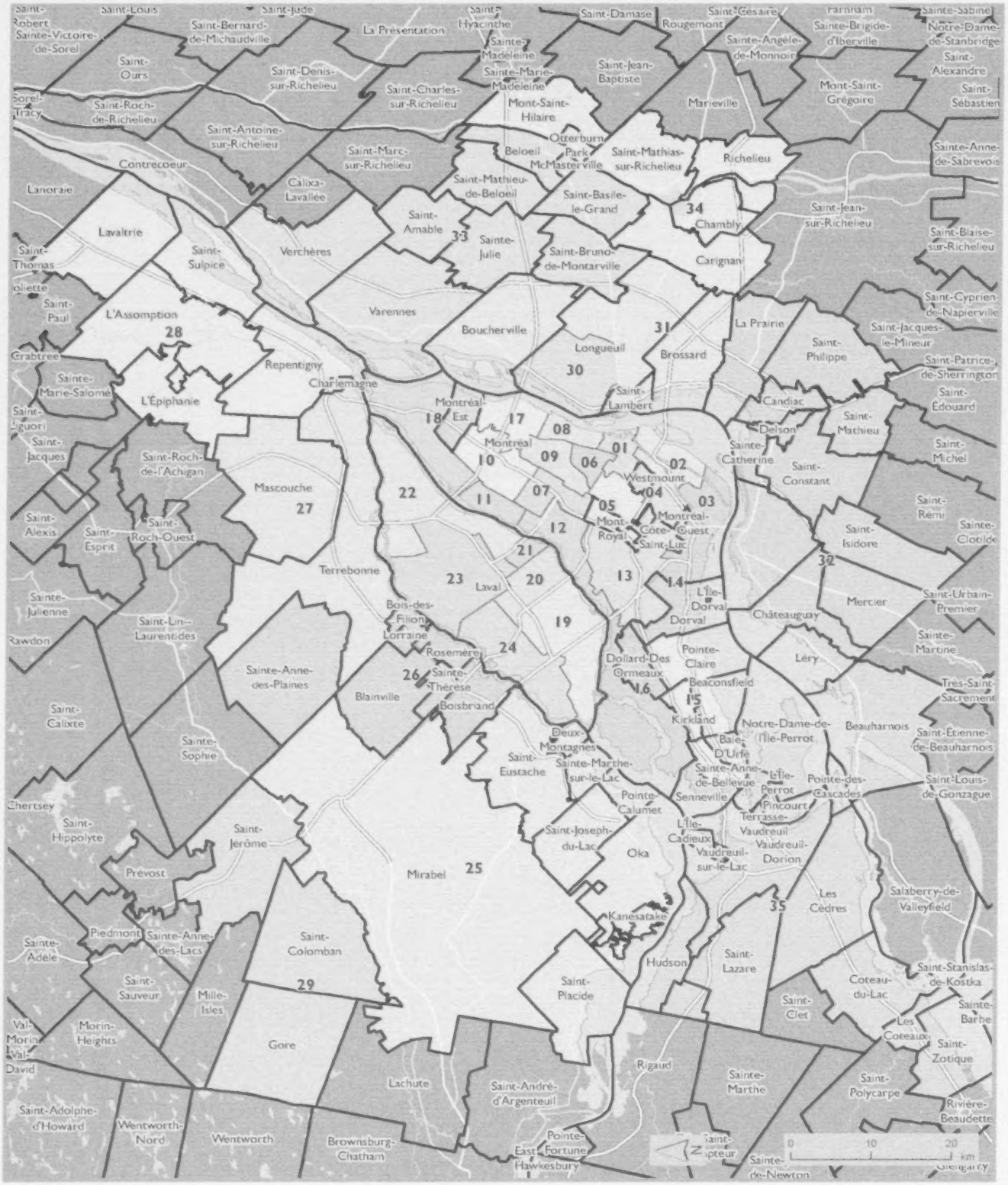
Source : CMHC

Given the rather large number of new and existing condominiums for sale in this sector, it is likely that many developers and owners decided to rent out their units if they were not able to sell them.

This strong growth in supply, along with a stable vacancy rate, suggests that demand and supply rose in similar proportions, despite relatively high rents for rental condominiums. The average rent for two-bedroom apartments was $1,160 on the condominium market, compared to just $791 on the conventional rental market.

This significant demand may come in part from young adult households who want to live in newer units near employment hubs. Another portion of the demand could also come from older households looking for modern units located in buildings offering various services.

[11] Also includes Île-des-Sœurs.
[12] Growth of 17 per cent on the Island of Montréal.
[13] The North Shore does not include Laval.


Saint-Robert
Sainte-Victoire-de-Sorel
Saint-Louis
Saint-Jude
Saint-Bernard-de-Michaudville
La Présentation
Saint-Hyacinthe
Sainte-Madeleine
Saint-Damase
Saint-Césaire
Rougemont
Farnham
Sainte-Brigide-d'Iberville
Sainte-Sabine
Notre-Dame-de-Stanbridge
Sainte-Angèle-de-Monnoir
Saint-Alexandre
Saint-Ours
Saint-Denis-sur-Richelieu
Saint-Charles-sur-Richelieu
Sainte-Marie-Madeleine
Saint-Jean-Baptiste
Mont-Saint-Grégoire
Saint-Sébastien
Sorel-Tracy
Saint-Roch-de-Richelieu
Mont-Saint-Hilaire
Marieville
Saint-Antoine-sur-Richelieu
Otterburn Park
Beloeil
McMasterville
Saint-Mathias-sur-Richelieu
Richelieu
Sainte-Anne-de-Sabrevois
Contrecoeur
Saint-Marc-sur-Richelieu
Saint-Mathieu-de-Beloeil
Calixa-Lavallée
Saint-Basile-le-Grand
Lanoraie
34
Chambly
Saint-Jean-sur-Richelieu
Lavaltrie
Saint-Amable
33
Sainte-Julie
Saint-Bruno-de-Montarville
Carignan
Saint-Blaise-sur-Richelieu
Saint-Thomas
Saint-Sulpice
Verchères
Saint-Paul
L'Assomption
28
Varennes
Boucherville
31
La Prairie
Saint-Cyprien-de-Napierville
Longueuil
Brossard
Saint-Jacques-le-Mineur
Saint-Philippe
Repentigny
30
Saint-Patrice-de-Sherrington
Charlemagne
Saint-Lambert
Candiac
Saint-Édouard
Sainte-Marie-Salomé
L'Épiphanie
Montréal-Est
18
17
08
Delson
Saint-Mathieu
Saint-Jacques
Saint-Roch-de-l'Achigan
Montréal
10
09
06
01
02
Sainte-Catherine
Saint-Constant
Saint-Michel
Mascouche
27
22
11
07
Westmount
04
05
03
Saint-Rémi
Saint-Alexis
Saint-Esprit
Saint-Roch-Ouest
12
Mont-Royal
Côte-Saint-Luc
Montréal-Ouest
Saint-Isidore
Sainte-Clotilde
21
Terrebonne
23
Laval
20
13
14
32
L'Île-Dorval
Dorval
Mercier
Saint-Urbain-Premier
Sainte-Julienne
Bois-des-Filion
Lorraine
19
Châteauguay
Saint-Lin--Laurentides
Rosemère
24
Pointe-Claire
Sainte-Martine
Rawdon
Dollard-Des Ormeaux
Léry
Sainte-Anne-des-Plaines
26
Sainte-Thérèse
16
Beaconsfield
Très-Saint-Sacrement
Blainville
Boisbriand
15
Saint-Calixte
Kirkland
Notre-Dame-de-l'Île-Perrot
Beauharnois
Saint-Étienne-de-Beauharnois
Deux-Montagnes
Baie-D'Urfé
Sainte-Sophie
Saint-Eustache
Sainte-Marthe-sur-le-Lac
Sainte-Anne-de-Bellevue
L'Île-Perrot
Pointe-des-Cascades
Saint-Louis-de-Gonzague
Chertsey
Pointe-Calumet
Senneville
Pincourt
Terrasse-Vaudreuil
Saint-Hippolyte
Saint-Joseph-du-Lac
L'Île-Cadieux
Vaudreuil-Dorion
Saint-Jérôme
Oka
Vaudreuil-sur-le-Lac
Prévost
Mirabel
25
35
Les Cèdres
Salaberry-de-Valleyfield
Kanesatake
Piedmont
Sainte-Anne-des-Lacs
Saint-Colomban
Hudson
Saint-Lazare
Sainte-Adèle
29
Saint-Placide
Saint-Stanislas-de-Kostka
Saint-Sauveur
Mille-Isles
Coteau-du-Lac
Saint-Clet
Sainte-Barbe
Val-Morin
Morin-Heights
Gore
Les Coteaux
Saint-Zotique
Val-David
Rigaud
Lachute
Sainte-Marthe
Saint-André-d'Argenteuil
Saint-Polycarpe
Saint-Adolphe-d'Howard
Wentworth-Nord
Wentworth
Brownsburg-Chatham
Pointe-Fortune
East Hawkesbury
Rivière-Beaudette
Sainte-de-Newton
0
10
20
km

RMS ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	**Downtown Montréal, Île-des-Soeurs** - St. Lawrence River (south), Chemin Remembrance, Des Pins Avenue and Sherbrooke Street (north), Amherst Street (east), Guy Street (west) and Île-des-Soeurs.
Zone 2	**Le Sud-Ouest (Mtl), Verdun (Mtl)** - St. Lawrence River (south), Lachine Canal and limits of Westmount (north), Guy Street and Autoroute Bonaventure (east), limits of LaSalle (west).
Zone 3	**LaSalle (Mtl)**
Zone 4	**Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest** - Lachine Canal (south), limits of Côte-Saint-Luc and Hampstead (north), Décarie Blvd. and limits of Westmount (east), limits of Montréal-Ouest and Saint-Pierre (west).
Zone 5	**Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl)** - limits of Westmount and Voie Camillien-Houde (south), limits of Mont-Royal (north), limits of Outremont (east), Décarie Blvd. (west).
Zone 6	**Plateau Mont-Royal (Mtl)** - Sherbrooke Street (south), CP Railway (north), D'Iberville Street (east), limits of Outremont and Du Parc Avenue (west).
Zone 7	**Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl)** - Bélanger Street and Jean-Talon Street (south), Autoroute Métropolitaine and CN Railway (north), 24th Avenue (east), De l'Acadie Blvd. (west).
Zone 8	**Hochelaga-Maisonneuve (Mtl)** - St. Lawrence River (south), Sherbrooke Street (north), Viau Street (east), Amherst Street (west).
Zone 9	**Rosemont (Mtl), La Petite-Patrie (Mtl)** - Sherbrooke Street and CP Railway (south), Jean-Talon Street, Bélanger Street and limits of Saint-Léonard (north), Lacordaire Street and Dickson Street (east), Du Parc Avenue (west).
Zone 10	**Anjou (Mtl), Saint-Léonard (Mtl)** - Métropolitain Blvd. and Jarry Street (south), Rivière des Prairies (river) (north), limits of Montréal-Nord and Saint-Léonard (east), Railway (west).
Zone 11	**Montréal-Nord (Mtl)**
Zone 12	**Ahuntsic (Mtl), Cartierville (Mtl)** - Rivière des Prairies (river) (north), Saint-Michel Blvd. (east), limits of the former municipality of Pierrefonds (west).
Zone 13	**Saint-Laurent (Mtl)**
Zone 14	**Dorval, Lachine (Mtl), Saint-Pierre (Mtl)**
Zone 15	**Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue**
Zone 16	**Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl)**
Zone 17	**Mercier (Mtl)** - St. Lawrence River (south), Bélanger Street (north), limits of the former municipality of Montréal-Est (east), Viau Street and Dickson Street (west).
Zone 18	**Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (district) (Mtl), Montréal-Est (Mtl)**
Zones 1-18	**Island of Montréal**
Zone 19	**Chomedey, Sainte-Dorothée (Laval)**
Zone 20	**Laval-des-Rapides (Laval)**
Zone 21	**Pont-Viau (Laval)**
Zone 22	**Saint-François, Saint-Vincent, Duvernay (Laval)**
Zone 23	**Vimont, Auteuil (Laval)**
Zone 24	**Laval-Ouest, Fabreville, Sainte-Rose (Laval)**
Zones 19-24	**Laval**
Zone 25	**Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel**
Zone 26	**Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse**
Zone 27	**Lachenaie, La Plaine, Mascouche, Terrebonne**
Zone 28	**Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie**
Zone 29	**Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban**
Zones 25-29	**North Shore**
Zones 19-29	**Laval and North Shore**
Zone 30	**Longueuil**
Zone 31	**Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert**
Zone 32	**Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe**
Zone 33	**Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes, Verchères**
Zone 34	**Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias**
Zones 30-34	**South Shore**
Zone 35	**Notre-Dame-de-L'île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M.**
Zones 19-35	**Suburbs**
Zones 1-35	**Montréal CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - MONTRÉAL CMA	
Sub Area 1	**Downtown** includes RMS Zone 1: Downtown Montréal, Île-des-Soeurs.
Sub Area 2	**Outer Centre** includes RMS Zone 2: Le Sud-Ouest (Mtl), Verdun (Mtl); Zone 4: Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest; Zone 5: Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl); and Zone 6: Plateau Mont-Royal (Mtl).
Sub Area 3	**West Part of Island of Montréal** includes RMS Zone 3: LaSalle (Mtl); Zone 12: Ahuntsic (Mtl), Cartierville (Mtl); Zone 13: Saint-Laurent (Mtl); Zone 14: Dorval, Lachine (Mtl); Zone 15: Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue; and Zone 16: Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl).
Sub Area 4	**East Part of Island of Montréal** includes RMS Zone 7: Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl); Zone 8: Hochelaga-Maisonneuve (Mtl); Zone 9: Rosemont (Mtl), La Petite-Patrie (Mtl); Zone 10: Anjou (Mtl), Saint-Léonard (Mtl); Zone 11: Montréal-Nord (Mtl); Zone 17: Mercier (Mtl); and Zone 18: Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (Mtl), Montréal-Est (Mtl).
Sub Areas 1-4	**Montréal Island**
Sub Area 5	**Laval** includes RMS Zone 19: Chomedey, Sainte-Dorothée (Laval); Zone 20: Laval-des-Rapides (Laval); Zone 21: Pont-Viau (Laval); Zone 22: Saint-François, Saint-Vincent, Duvernay (Laval); Zone 23: Vimont, Auteuil (Laval); Zone 24: Laval-Ouest, Fabreville, Sainte-Rose (Laval).
Sub Area 6	**Vaudreuil-Soulanges** includes Zone 35: Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres.
Sub Area 7	**North Shore** includes Zone 25: Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel; Zone 26: Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse; Zone 27: Lachenaie, La Plaine, Mascouche, Terrebonne; Zone 28: Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie; and Zone 29: Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban.
Sub Area 8	**South Shore** includes RMS Zone 30: Longueuil; Zone 31: Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert; Zone 32: Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe; Zone 33: Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes; Zone 34: Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias.
Sub Areas 1-8	**Montréal CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.1.6 Turnover Rates (%) by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.2.3 Turnover Rates (%) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.3.3 Vacancy Rates (%) by Structure Size and Zone
1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines-Niagara, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal Island Zone 1	5.3 c	3.7 c	5.6 b	4.6 b	5.5 c	5.0 b	5.8 d	5.9 d	5.5 b	4.6 b
Zone 2	**	**	1.7 c	2.3 c	3.7 d	**	**	**	3.1 d	3.6 d
Zone 3	**	**	4.2 d	1.9 c	**	1.0 a	0.8 a	**	2.8 c	**
Zone 4	5.3 c	3.8 c	5.1 b	5.2 b	3.8 c	5.3 d	1.7 c	**	4.1 b	5.3 b
Zone 5	6.3 c	6.4 d	4.9 b	6.1 c	5.0 d	3.9 b	**	**	5.1 b	5.5 c
Zone 6	4.5 c	5.4 d	3.6 c	2.0 c	2.5 c	1.0 a	**	**	3.5 c	2.3 b
Zone 7	**	**	**	6.0 d	4.8 d	4.0 d	0.6 b	**	5.6 d	5.0 c
Zone 8	**	4.9 d	**	**	4.2 d	**	**	**	3.5 d	5.1 d
Zone 9	5.0 c	3.7 c	4.3 d	3.2 d	**	**	0.1 b	**	3.4 d	2.9 c
Zone 10	**	**	2.8 b	3.4 c	**	**	0.5 b	0.2 b	1.7 c	2.5 c
Zone 11	**	**	**	4.2 d	4.6 d	4.5 d	**	**	5.9 d	4.8 c
Zone 12	**	**	4.5 d	**	**	2.1 b	0.3 b	0.3 b	3.8 d	4.3 c
Zone 13	4.4 d	**	5.6 b	5.0 b	5.0 b	4.2 c	6.5 c	5.2 c	5.4 b	4.8 b
Zone 14	**	**	7.0 c	5.5 c	7.9 c	5.0 b	4.4 d	**	7.3 b	5.4 b
Zone 15	5.7 d	5.7 d	3.3 c	2.0 b	3.3 c	1.9 b	3.5 d	**	3.5 b	2.2 b
Zone 16	5.6 d	3.6 b	3.7 c	2.7 b	3.4 c	3.2 c	0.8 d	**	3.3 c	3.5 b
Zone 17	3.8 d	**	5.8 d	1.7 c	1.1 a	1.4 a	**	**	2.9 c	1.5 a
Zone 18	13.4 c	**	**	**	5.3 d	4.7 d	**	**	6.3 c	6.8 c
Montréal Island (Zones 1-18)	**6.3**	**6.0**	**4.6**	**4.5**	**3.7**	**3.3**	**3.0**	**3.4**	**4.1**	**4.0**
Laval Zone 19	0.0 c	0.0 c	3.5 b	4.6 c	2.1 b	4.1 c	3.7 d	1.5 a	2.6 a	3.8 c
Zone 20	**	**	3.5 d	3.3 d	2.2 c	2.5 c	**	**	2.7 c	2.7 b
Zone 21	1.1 d	**	**	5.8 d	4.9 d	4.0 d	2.4 c	**	3.3 d	3.7 d
Zone 22	1.9 a	**	3.7 b	3.6 d	4.8 c	2.6 c	0.0 d	**	4.1 b	2.6 b
Zone 23	0.0 d	0.0 d	3.7 d	**	1.0 a	0.8 a	**	0.5 b	1.6 c	1.0 a
Zone 24	0.0 d	**	**	**	1.2 a	1.8 c	**	**	1.3 a	2.3 c
Laval (Zones 19-24)	**	**3.3**	**3.4**	**3.9**	**2.4**	**2.9**	**2.9**	**1.7**	**2.6**	**3.0**
North-Shore Zone 25	**	**	**	1.6 c	3.3 d	5.2 d	**	**	4.1 d	3.3 d
Zone 26	**	**	1.3 d	**	2.5 c	1.8 c	0.3 b	0.5 b	2.0 c	1.6 c
Zone 27	**	0.0 d	**	1.9 c	**	1.8 c	**	**	1.3 a	1.9 c
Zone 28	**	4.4 c	**	4.9 d	2.5 c	4.8 d	**	**	3.5 c	5.0 c
Zone 29	**	**	**	**	2.5 c	4.2 d	**	**	2.8 c	4.4 d
North-Shore (Zones 25-29)	**	**	**2.9**	**2.9**	**2.5**	**3.4**	**2.8**	**	**2.7**	**3.2**
Laval/North-Shore (Zones 19-29)	**4.3**	**5.8**	**3.1**	**3.3**	**2.5**	**3.2**	**2.9**	**2.0**	**2.7**	**3.1**
South-Shore Zone 30	4.8 d	5.4 d	4.6 c	4.4 c	4.9 c	5.6 c	**	5.0 d	4.5 c	5.1 b
Zone 31	3.0 b	5.1 c	4.3 b	6.1 c	4.0 c	4.2 c	4.5 d	1.6 c	4.1 b	4.3 b
Zone 32	**	3.1 d	3.8 d	**	3.8 d	3.9 d	4.5 c	4.4 d	3.9 c	4.4 c
Zone 33	0.0 d	**	0.7 b	0.6 b	1.8 c	1.0 a	**	**	1.8 c	1.2 a
Zone 34	**	**	2.9 c	**	1.9 c	2.8 c	**	**	2.1 c	3.6 d
South-Shore (Zones 30-34)	**3.6**	**5.4**	**4.2**	**4.8**	**4.0**	**4.3**	**3.6**	**3.6**	**3.9**	**4.3**
Zone 35	0.0 d	0.0 d	0.0 c	0.6 b	2.6 c	2.9 c	**	**	1.9 c	3.2 d
Suburbs (Zones 19-35)	**3.9**	**5.5**	**3.6**	**4.0**	**3.1**	**3.6**	**3.2**	**2.8**	**3.2**	**3.6**
Montréal CMA	**6.1**	**6.0**	**4.5**	**4.4**	**3.5**	**3.4**	**3.0**	**3.3**	**4.0**	**3.9**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal Island Zone 1	766 a	785	1,039	1,052	1,413 c	1,482	1,591 c	1,560	1,121 b	1,133
Zone 2	556 c	521	617	635	683	696	779	853 c	678	683
Zone 3	452 c	514	628	552	721	727	1,088 c	890	714	658
Zone 4	562	571	781	772	1,036 b	1,014	**	1,400 c	968 b	913
Zone 5	595	577	733	742	920	974	1,046 b	1,126 c	828	858
Zone 6	655	672	809	820	983 b	928	1,221 b	1,251 c	879	861
Zone 7	476	492	548	571	645	656	843 b	820	616	629
Zone 8	543 b	546	580	632	721	758	869 b	931	684	721
Zone 9	518	541	583	621	703	738	979	923	666	697
Zone 10	512	500	616	620	695	709	872 b	863	716	727
Zone 11	476	455	536	542	610	622	736 b	745	606	618
Zone 12	502	509	581	611	720 b	**	1,033 c	1,041	662	**
Zone 13	557	574	699	718	821	842	944	960	783	802
Zone 14	508	515	614	629	693	712	796 b	848 b	672	697
Zone 15	621 b	647	889 b	897	1,044 b	1,027	1,156 b	1,208 b	994 b	982
Zone 16	544	555	676	685	817	804	936	907	783	769
Zone 17	510 b	570	564	588	659 b	664	855 b	941	649	675
Zone 18	476	498	546	557	658	669	806 b	803 b	660	658
Montréal Island (Zones 1-18)	**577**	**591**	**675**	**685**	**775**	**812**	**995**	**980**	**752**	**767**
Laval Zone 19	533 c	571 b	676	745	766	828	986	1,001 b	764	827
Zone 20	537 b	561 b	600	601	685	686	789	833 b	676	675
Zone 21	477	497	592	613	664	674	718	742	664	678
Zone 22	491 c	490	617	631	668	677	768	799 b	665	677
Zone 23	479 b	504	607	628	721	715	893	940	724	728
Zone 24	509	513	830 b	593	758	732	845	885 b	777	732
Laval (Zones 19-24)	**519**	**536**	**650**	**666**	**720**	**740**	**848**	**885**	**719**	**740**
North-Shore Zone 25	454 b	448 b	603 b	606	718	718	855 b	846	730	732
Zone 26	585 c	501	613	606	687	704	800	802	699	705
Zone 27	489 b	565	612	645	755	763	807	879 b	726	740
Zone 28	507	535	567	588	691	712	832	814	686	711
Zone 29	502 b	486 b	579	596	725	716	773	775	690	686
North-Shore (Zones 25-29)	**501**	**496**	**590**	**606**	**713**	**718**	**805**	**813**	**703**	**710**
Laval/North-Shore (Zones 19-29)	**509**	**508**	**616**	**631**	**716**	**726**	**820**	**834**	**709**	**721**
South-Shore Zone 30	503	513	648	656	705	744	796	807 b	701	724
Zone 31	531	566 b	651	665	740	748	848	**	724	831 c
Zone 32	494	573	605	647	714	755	791	823	708	744
Zone 33	468 c	506	597	625	719	760	845	878 b	721	763
Zone 34	**	482 b	618	602	709	736	893 d	819 b	744 b	731
South-Shore (Zones 30-34)	**512**	**534**	**641**	**655**	**718**	**748**	**819**	**	**712**	**762**
Zone 35	553 c	496 b	548	563	728	768	787	814	711	747
Suburbs (Zones 19-35)	**511**	**520**	**627**	**641**	**717**	**735**	**819**	**891**	**711**	**738**
Montréal CMA	**573**	**586**	**668**	**679**	**760**	**791**	**952**	**956**	**744**	**760**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal Island Zone 1	5,424	5,508	8,605	8,732	6,513	6,629	1,377	1,341	21,919	22,210
Zone 2	1,666	1,662	8,372	8,491	15,730	15,668	4,102	4,104	29,870	29,925
Zone 3	525	517	3,382	3,397	12,243	12,354	1,675	1,698	17,825	17,966
Zone 4	3,615	3,576	10,730	10,678	14,478	14,390	2,975	2,964	31,798	31,608
Zone 5	3,424	3,352	14,076	14,174	15,099	14,989	3,161	3,178	35,760	35,693
Zone 6	8,217	8,390	11,146	11,316	16,748	16,642	4,208	4,168	40,319	40,516
Zone 7	3,889	3,927	9,933	9,975	22,346	22,385	3,855	3,866	40,023	40,153
Zone 8	3,278	3,245	7,258	7,323	13,741	13,748	4,323	4,284	28,600	28,600
Zone 9	5,458	5,386	11,873	11,886	22,172	22,173	3,993	4,011	43,496	43,456
Zone 10	604	599	3,983	4,083	19,383	19,698	3,723	3,757	27,693	28,137
Zone 11	681	756	3,526	3,750	15,044	15,117	2,434	2,457	21,685	22,080
Zone 12	2,664	2,683	8,600	8,687	15,689	15,733	2,187	2,202	29,140	29,305
Zone 13	757	755	5,198	5,191	8,093	8,216	1,739	1,766	15,787	15,928
Zone 14	661	669	3,290	3,270	6,263	6,348	1,109	1,110	11,323	11,397
Zone 15	188	188	1,029	1,018	1,485	1,491	451	400	3,153	3,097
Zone 16	491	505	2,495	2,499	5,768	5,704	990	985	9,744	9,693
Zone 17	801	760	4,455	4,457	12,732	12,819	2,351	2,373	20,339	20,409
Zone 18	249	244	1,530	1,577	8,435	8,469	1,357	1,370	11,571	11,660
Montréal Island (Zones 1-18)	42,592	42,722	119,481	120,504	231,962	232,573	46,010	46,034	440,045	441,833
Laval Zone 19	337	163	2,217	2,138	5,638	5,796	1,042	1,081	9,234	9,178
Zone 20	207	202	1,514	1,495	4,765	4,799	614	617	7,100	7,113
Zone 21	98	99	311	322	978	1,089	749	751	2,136	2,261
Zone 22	40	40	678	682	1,583	1,624	211	217	2,512	2,563
Zone 23	20	17	493	511	1,728	1,777	353	365	2,594	2,670
Zone 24	52	52	368	257	1,309	1,296	293	314	2,022	1,919
Laval (Zones 19-24)	754	573	5,581	5,405	16,001	16,381	3,262	3,345	25,598	25,704
North-Shore Zone 25	156	155	684	758	3,921	6,596	1,291	1,340	6,052	8,849
Zone 26	87	97	961	968	5,460	8,658	1,679	1,682	8,187	11,405
Zone 27	85	88	1,158	1,175	3,051	3,115	570	574	4,864	4,952
Zone 28	165	160	775	780	3,622	3,727	992	996	5,554	5,663
Zone 29	508	503	2,612	2,625	7,223	7,472	1,427	1,500	11,770	12,100
North-Shore (Zones 25-29)	1,001	1,003	6,190	6,306	23,277	29,568	5,959	6,092	36,427	42,969
Laval/North-Shore (Zones 19-29)	1,755	1,576	11,771	11,711	39,278	45,949	9,221	9,437	62,025	68,673
South-Shore Zone 30	711	728	5,492	5,704	10,286	10,940	3,874	3,898	20,363	21,270
Zone 31	512	534	3,328	3,459	7,382	7,541	2,069	2,168	13,291	13,702
Zone 32	72	81	904	937	3,980	4,210	1,038	1,080	5,994	6,308
Zone 33	153	151	590	592	2,799	2,893	955	965	4,497	4,601
Zone 34	67	72	340	340	1,253	1,266	566	564	2,226	2,242
South-Shore (Zones 30-34)	1,515	1,566	10,654	11,032	25,700	26,850	8,502	8,675	46,371	48,123
Zone 35	39	44	268	270	1,259	1,424	370	383	1,936	2,121
Suburbs (Zones 19-35)	3,309	3,186	22,693	23,013	66,237	74,223	18,093	18,495	110,332	118,917
Montréal CMA	**45,901**	**45,908**	**142,174**	**143,517**	**298,199**	**306,796**	**64,103**	**64,529**	**550,377**	**560,750**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal Island Zone 1	6.8 c	5.7 b	7.6 c	6.7 b	7.2 c	6.8 b	**	6.4 c	7.2 b	6.4 a
Zone 2	**	**	1.7 c	2.3 c	**	**	**	**	3.4 d	3.6 d
Zone 3	**	**	4.6 d	**	**	1.1 a	0.8 d	**	3.0 c	3.1 d
Zone 4	6.3 c	4.9 b	5.9 b	6.6 b	4.5 c	5.9 d	1.8 c	**	4.8 b	6.5 b
Zone 5	7.1 c	8.8 d	5.5 b	7.0 b	5.2 d	4.9 c	5.6 d	**	5.5 b	6.6 c
Zone 6	4.8 c	5.9 d	4.2 d	2.2 b	2.6 c	1.1 a	**	**	3.9 c	2.5 b
Zone 7	**	**	**	**	4.8 d	4.8 d	0.6 d	**	5.8 d	5.8 c
Zone 8	**	**	**	**	4.3 d	**	**	**	3.7 d	**
Zone 9	5.5 c	4.2 c	4.4 d	3.5 d	**	**	0.1 d	**	3.7 d	3.7 d
Zone 10	**	**	3.1 c	3.9 c	**	**	0.6 b	0.2 b	1.8 c	2.7 c
Zone 11	**	**	**	4.2 d	4.8 d	5.4 d	**	**	**	5.3 d
Zone 12	**	**	5.6 d	**	**	2.2 b	0.3 b	0.3 b	4.3 c	4.4 c
Zone 13	4.9 c	10.3 d	6.5 b	7.0 b	5.9 b	5.8 b	6.5 c	5.8 c	6.2 b	6.5 a
Zone 14	**	**	7.9 c	5.9 c	8.5 c	5.2 c	4.5 d	**	7.8 b	5.6 b
Zone 15	6.6 c	8.5 c	4.0 c	5.0 c	3.8 c	2.8 b	3.7 d	2.8 c	4.0 b	3.9 b
Zone 16	6.6 c	6.3 c	4.7 c	4.8 c	3.8 c	3.9 c	1.1 a	**	3.9 c	4.9 c
Zone 17	3.8 c	**	6.0 d	2.2 b	1.3 a	1.8 a	**	**	3.0 d	1.9 b
Zone 18	13.4 a	**	**	**	**	**	**	**	7.3 a	8.1 c
Montréal Island (Zones 1-18)	7.0 c	7.1 c	5.2 c	5.3 c	4.0 c	3.9 c	3.2 c	4.2 c	4.6 c	4.8 c
Laval Zone 19	**	0.0	4.2 c	7.6 c	2.7 c	5.2 c	4.3 d	1.5 a	3.3 b	5.2 b
Zone 20	**	**	3.9 d	3.6 d	3.0 c	3.0 c	**	**	3.3 c	3.1 c
Zone 21	1.1 a	**	**	5.8 d	4.9 d	4.3 d	2.9 c	**	3.5 d	3.8 d
Zone 22	1.9 a	**	5.2 c	4.9 c	5.2 b	3.2 c	0.0 d	**	4.7 b	3.4 c
Zone 23	0.0 d	0.0 d	3.7 d	**	1.3 a	1.6 c	**	**	2.0 c	1.8 c
Zone 24	0.0 d	**	**	**	1.5 a	2.0 c	**	**	1.5 a	2.8 c
Laval (Zones 19-24)	**	4.0 c	3.9 c	5.4 c	2.9 c	3.6 c	3.3 c	2.1 c	3.2 c	3.8 c
North-Shore Zone 25	**	**	**	1.8 c	3.3 d	5.7 d	**	**	4.2 d	3.6 d
Zone 26	**	**	1.3 d	**	2.5 c	2.1 c	0.3 b	0.6 b	2.0 c	1.9 c
Zone 27	**	0.0 d	**	1.9 a	**	1.8 a	**	**	1.3 a	1.9 c
Zone 28	**	5.6 c	**	4.9 c	2.7 c	5.4 c	**	**	3.6 c	5.5 c
Zone 29	**	**	**	**	2.5 c	5.2 c	**	**	2.9 c	5.0 c
North-Shore (Zones 25-29)	**	**	3.0 c	3.1 c	2.5 c	4.0 c	2.8 c	**	2.8 c	3.6 c
Laval/North-Shore (Zones 19-29)	4.8 c	**	3.4 c	4.0 c	2.7 c	3.8 c	3.0 c	2.2 c	2.9 c	3.7 c
South-Shore Zone 30	5.1 c	5.8 d	5.1 c	5.0 c	5.1 c	6.3 c	**	5.7 d	4.8 b	5.8 c
Zone 31	3.0 c	5.5 c	4.7 b	6.5 c	4.5 c	4.8 c	4.6 d	**	4.5 b	4.9 b
Zone 32	**	3.1 d	3.9 d	**	4.0 c	5.0 c	5.2 d	4.6 d	4.2 c	5.4 c
Zone 33	0.0 d	**	1.2 a	**	2.7 c	1.4 a	**	**	2.3 c	1.7 c
Zone 34	**	**	2.9 c	**	2.4 c	4.3 d	4.7 d	**	3.1 d	4.5 d
South-Shore (Zones 30-34)	3.7 c	5.9 c	4.6 c	5.5 c	4.4 c	5.0 c	3.9 c	4.4 c	4.3 c	5.0 c
Zone 35	0.0 d	0.0 d	0.0 d	**	2.6 c	2.9 c	**	**	2.1 c	3.5 d
Suburbs (Zones 19-35)	4.2 c	5.9 c	3.9 c	4.7 c	3.4 c	4.2 c	3.4 c	3.3 c	3.5 c	4.2 c
Montréal CMA	6.8 c	7.0 c	5.0 c	5.2 c	3.8 c	4.0 c	3.2 c	3.9 c	4.4 c	4.6 c

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Montréal CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Montréal Island Zone 1	1.2	3.0	1.0	2.5	++	4.1	**	**	1.3	2.6
Zone 2	**	++	++	++	2.8	2.4	**	**	**	1.9
Zone 3	**	3.1	2.0	++	1.7	2.3	**	**	1.8	**
Zone 4	2.8	**	3.2	**	3.3	**	++	2.9	2.6	**
Zone 5	2.0	**	2.7	1.5	++	++	3.7	++	3.1	1.0
Zone 6	1.3	2.3	2.2	**	**	++	++	++	1.7	2.1
Zone 7	2.7	**	2.1	1.4	++	3.0	++	**	1.4	2.0
Zone 8	++	**	++	++	++	4.3	**	++	++	2.4
Zone 9	1.9	3.2	3.1	2.3	2.1	1.6	4.7	2.2	2.0	2.5
Zone 10	**	++	2.5	++	2.0	1.0	++	1.4	2.0	++
Zone 11	2.4	++	2.6	1.4	2.9	++	4.2	++	2.5	1.1
Zone 12	++	1.3	2.9	1.6	2.4	**	**	**	2.4	2.1
Zone 13	2.0	2.5	1.7	1.5	1.6	1.3	2.0	1.4	1.7	1.4
Zone 14	3.1	++	**	**	**	2.8	++	5.3	1.8	2.0
Zone 15	++	3.1	3.2	3.0	**	**	1.6	++	2.8	1.9
Zone 16	**	2.3	++	++	**	++	++	++	++	++
Zone 17	2.6	**	++	**	++	++	**	++	++	++
Zone 18	++	++	++	1.9	++	++	++	++	++	++
Montréal Island (Zones 1-18)	2.1	2.1	2.1	1.7	**	1.7	3.5	2.0	1.9	1.7
Laval Zone 19	++	2.3	1.8	1.4	++	0.7	2.7	0.6	1.3	0.9
Zone 20	++	++	**	++	1.3	1.2	3.0	1.6	1.7	0.9
Zone 21	++	3.7	++	3.7	1.8	1.6	++	1.2	**	1.8
Zone 22	++	**	2.3	1.2	2.7	1.8	**	1.0	2.6	1.6
Zone 23	**	**	1.4	++	++	1.1	++	++	++	1.2
Zone 24	**	**	3.2	++	++	**	5.8	++	1.3	3.3
Laval (Zones 19-24)	++	2.8	1.9	1.1	1.1	1.2	2.7	1.4	1.4	1.3
North-Shore Zone 25	++	++	++	3	++	1.7	++	++	++	2.0
Zone 26	**	2.8	++	2.4	++	1.3	++	-1.0	++	1.4
Zone 27	**	**	++	3.0	2.7	1.3	**	**	2.5	1.8
Zone 28	7.2	**	2.9	++	2.2	1.6	4.1	++	2.2	1.3
Zone 29	3.3	1.7	1.7	1.6	2.7	1.3	++	1.6	1.9	1.5
North-Shore (Zones 25-29)	3.8	1.2	1.4	1.9	1.7	1.4	1.1	++	1.5	1.6
Laval/North-Shore (Zones 19-29)	2.5	1.8	1.6	1.6	1.5	1.3	1.9	0.8	1.5	1.4
South-Shore Zone 30	2.2	1.5	1.0	1.6	0.8	1.4	1.6	3.4	1.0	1.6
Zone 31	2.2	1.5	2.0	1.4	2.5	1.2	**	**	2.3	1.9
Zone 32	2.8	3.2	1.8	++	1.1	2.8	**	3.4	1.2	**
Zone 33	++	**	++	3.8	++	2.8	++	**	++	3.0
Zone 34	**	**	++	++	++	3.1	++	++	++	2.8
South-Shore (Zones 30-34)	2.0	1.7	1.0	2.0	1.2	1.7	1.5	3.6	1.2	2.0
Zone 35	**	**	**	4.2	**	**	3.0	**	++	2.1
Suburbs (Zones 19-35)	2.3	1.8	1.3	1.8	1.3	1.5	1.7	2.2	1.3	1.7
Montréal CMA	**2.1**	**2.1**	**1.9**	**1.7**	**	**1.7**	**3.0**	**2.1**	**1.8**	**1.7**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montreal Island Zone 1	n/a	30.5	n/a	27.3	n/a	25.4	n/a	23.0	n/a	27.3
Zone 2	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 3	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 4	n/a	16.7	n/a	15.9	n/a	15.9	n/a	**	n/a	16.7
Zone 5	n/a	19.6	n/a	18.3	n/a	15.5	n/a	**	n/a	17.1
Zone 6	n/a	**	n/a	**	n/a	**	n/a	**	n/a	22.1
Zone 7	n/a	**	n/a	**	n/a	12.9	n/a	**	n/a	14.3
Zone 8	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 9	n/a	25.9	n/a	**	n/a	**	n/a	**	n/a	**
Zone 10	n/a	**	n/a	**	n/a	14.6	n/a	**	n/a	12.7
Zone 11	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 12	n/a	**	n/a	13.1	n/a	**	n/a	**	n/a	11.1
Zone 13	n/a	**	n/a	19.3	n/a	17.4	n/a	**	n/a	18.7
Zone 14	n/a	13.2	n/a	15.3	n/a	14.3	n/a	**	n/a	13.5
Zone 15	n/a	**	n/a	**	n/a	19.4	n/a	12.8	n/a	20.3
Zone 16	n/a	**	n/a	14.2	n/a	12.9	n/a	**	n/a	12.6
Zone 17	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 18	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Montréal Island (Zones 1-18)	**n/a**	**23.2**	**n/a**	**18.7**	**n/a**	**15.0**	**n/a**	**	**n/a**	**17.3**
Laval Zone 19	n/a	**	n/a	19.0	n/a	14.0	n/a	14.0	n/a	15.4
Zone 20	n/a	**	n/a	**	n/a	13.8	n/a	**	n/a	14.5
Zone 21	n/a	**	n/a	**	n/a	**	n/a	**	n/a	20.4
Zone 22	n/a	**	n/a	24.8	n/a	18.9	n/a	**	n/a	19.6
Zone 23	n/a	**	n/a	**	n/a	12.8	n/a	**	n/a	15.0
Zone 24	n/a	**	n/a	**	n/a	12.8	n/a	**	n/a	13.7
Laval (Zones 19-24)	**n/a**	**	**n/a**	**19.4**	**n/a**	**14.7**	**n/a**	**15.4**	**n/a**	**15.8**
North-Shore Zone 25	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 26	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 27	n/a	**	n/a	20.9	n/a	17.8	n/a	**	n/a	19.4
Zone 28	n/a	**	n/a	**	n/a	19.9	n/a	**	n/a	19.0
Zone 29	n/a	**	n/a	14.3	n/a	**	n/a	**	n/a	16.9
North-Shore (Zones 25-29)	**n/a**	**	**n/a**	**16.1**	**n/a**	**16.5**	**n/a**	**23.9**	**n/a**	**17.9**
Laval/North-Shore (Zones 19-29)	**n/a**	**	**n/a**	**17.5**	**n/a**	**15.8**	**n/a**	**21.3**	**n/a**	**17.1**
South-Shore Zone 30	n/a	**	n/a	18.1	n/a	19.2	n/a	**	n/a	19.1
Zone 31	n/a	**	n/a	19.7	n/a	15.1	n/a	**	n/a	15.9
Zone 32	n/a	13.4	n/a	14.6	n/a	17.3	n/a	**	n/a	17.7
Zone 33	n/a	**	n/a	**	n/a	16.1	n/a	**	n/a	17.2
Zone 34	n/a	**	n/a	12.5	n/a	19.6	n/a	**	n/a	18.8
South-Shore (Zones 30-34)	**n/a**	**	**n/a**	**18.3**	**n/a**	**17.4**	**n/a**	**18.1**	**n/a**	**17.8**
Zone 35	n/a	**	n/a	**	n/a	17.7	n/a	**	n/a	18.4
Suburbs (Zones 19-35)	**n/a**	**20.4**	**n/a**	**17.9**	**n/a**	**16.4**	**n/a**	**19.8**	**n/a**	**17.4**
Montréal CMA	**n/a**	**23.0**	**n/a**	**18.6**	**n/a**	**15.4**	**n/a**	**17.2**	**n/a**	**17.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal Island (Zones 1-18)										
Unknown	**	**	3.7 d	**	2.6 c	2.9 c	**	**	3.1 d	3.2 d
Pre 1940	5.6 d	5.3 d	2.5 c	4.8 d	4.2 d	3.3 d	3.8 d	2.8 c	3.6 c	3.8 c
1940 - 1959	6.4 c	8.0 c	5.1 c	4.1 d	5.1 c	4.2 c	5.0 d	3.8 d	5.3 b	4.7 b
1960 - 1974	7.1 b	4.9 a	5.6 a	5.2 a	3.4 b	3.8 b	2.2 c	3.9 d	4.5 a	4.5 a
1975 - 1989	2.7 b	3.4 c	4.5 c	4.5 c	2.7 b	1.8 b	1.2 c	**	3.0 c	2.9 b
1990 - 2004	**	**	2.0 c	4.6 c	3.8 d	1.5 c	**	**	3.1 d	3.8 c
2005+	3.8 d	**	**	4.1 c	2.5 c	4.5 d	0.3 b	**	3.4 d	4.5 d
Total	6.3 b	6.0 b	4.6 b	4.5 b	3.7 b	3.3 b	3.0 b	3.4 c	4.1 b	4.0 a
Laval (Zones 19-24)										
Unknown	**	**	2.8 c	5.1 b	5.4 d	5.6 c	**	5.2 c	5.6 d	5.1 b
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	**	**	**	**	**	**	**	**	**	**
1960 - 1974	**	4.8 d	4.6 c	4.6 c	2.0 b	2.8 b	1.8 c	**	2.6 b	2.9 a
1975 - 1989	0.7 a	**	2.9 b	3.4 c	2.5 b	2.8 b	3.1 d	2.6 c	2.6 a	2.9 b
1990 - 2004	**	**	**	**	0.7 b	0.5 b	**	**	**	0.7 b
2005+	**	**	**	**	1.5 d	**	0.6 b	0.0 d	1.4 d	**
Total	**	3.3 d	3.4 b	3.9 c	2.4 a	2.9 a	2.9 c	1.7 c	2.6 a	3.0 a
North-Shore (Zones 25-29)										
Unknown	**	**	**	0.2 b	**	**	**	**	**	**
Pre 1940	**	**	**	**	**	0.3 b	**	**	**	**
1940 - 1959	**	**	**	**	**	**	**	**	**	**
1960 - 1974	**	3.3 d	4.6 d	**	1.8 c	2.1 c	**	0.3 b	2.6 c	3.1 d
1975 - 1989	**	**	2.3 c	2.6 c	3.8 d	3.1 c	**	2.1 c	3.5 c	3.0 a
1990 - 2004	**	**	**	1.0 d	1.0 d	**	**	**	1.5 a	2.7 c
2005+	**	**	0.2 b	1.1 a	2.2 c	**	0.3 b	**	1.6 c	3.4 d
Total	**	**	2.9 c	2.9 c	2.5 b	3.4 c	2.8 c	**	2.7 a	3.2 a
South-Shore (Zones 30-34)										
Unknown	**	**	11.5 d	8.2 c	**	1.2 d	**	**	**	4.0 d
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	**	**	**	**	**	0.7 b	**	**	**	1.0 d
1960 - 1974	5.6 d	**	5.0 c	4.9 c	4.6 c	7.0 c	**	5.3 d	4.5 c	6.1 c
1975 - 1989	2.7 c	1.7 c	3.7 b	3.9 b	3.7 b	3.1 b	5.5 d	3.1 d	4.0 b	3.3 b
1990 - 2004	0.0 d	**	2.7 c	**	1.8 c	2.0 c	1.1 d	**	1.7 c	3.1 d
2005+	**	**	2.8 b	**	1.7 c	**	**	**	2.0 c	3.6 d
Total	3.6 d	5.4 c	4.2 b	4.8 b	4.0 b	4.3 b	3.6 d	3.6 c	3.9 b	4.3 b
Montréal CMA										
Unknown	**	**	4.2 d	**	2.8 c	3.1 d	**	**	3.4 d	3.3 d
Pre 1940	5.4 d	5.2 d	2.5 c	5.0 d	4.2 d	3.3 d	3.8 d	3.0 d	3.6 c	3.9 c
1940 - 1959	6.4 c	8.0 c	5.0 c	3.9 d	5.2 c	4.2 c	4.9 d	3.5 d	5.3 b	4.5 b
1960 - 1974	6.9 b	4.9 a	5.5 a	5.2 a	3.3 b	4.0 b	2.4 b	3.8 d	4.4 a	4.5 a
1975 - 1989	2.6 a	3.4 b	3.9 c	4.0 b	3.1 b	2.4 a	2.7 c	3.3 d	3.2 a	3.0 a
1990 - 2004	**	**	1.8 c	4.2 c	2.3 c	2.4 c	**	**	2.1 c	3.1 c
2005+	3.6 d	0.9 a	4.7 d	4.1 c	2.1 b	4.0 d	0.7 b	**	2.4 b	4.0 c
Total	6.1 b	6.0 b	4.5 a	4.4 b	3.5 b	3.4 b	3.0 c	3.3 c	4.0 a	3.9 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal Island (Zones 1-18)										
Unknown	549 d	577 d	621 b	624 b	713 b	776 b	1,018 c	964 b	739 a	750 a
Pre 1940	601 b	633 b	652 a	677 a	799 a	**	1,053 c	1,077 b	798 a	851 c
1940 - 1959	513 a	521 a	601 a	611 a	735 b	726 a	974 c	927 b	684 a	674 a
1960 - 1974	574 a	591 a	712 a	714 a	787 a	796 a	914 b	918 b	741 a	750 a
1975 - 1989	699 b	725 a	735 a	756 a	774 a	777 a	952 b	932 b	781 a	786 a
1990 - 2004	**	595 a	746 b	722 b	880 b	857 b	1,076 b	1,069 b	876 b	805 a
2005+	827 c	**	944 b	972 b	1,009 c	1,200 d	1,246 c	1,238 b	992 b	1,092 c
Total	577 a	591 a	675 a	685 a	775 a	812 a	995 a	980 a	752 a	767 a
Laval (Zones 19-24)										
Unknown	**	**	937 a	863 a	1,062 b	987 b	1,335 b	1,202 b	1,047 b	976 b
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	556 d	**	557 b	601 b	662 b	645 a	845 c	**	647 b	634 a
1960 - 1974	493 a	523 a	603 a	614 a	664 a	684 a	754 a	801 a	659 a	682 a
1975 - 1989	514 a	524 a	613 a	620 a	704 a	705 a	844 a	845 a	699 a	702 a
1990 - 2004	**	**	628 a	742 c	748 a	778 a	915 a	1,041 d	774 a	799 a
2005+	**	**	**	1,045 c	921 b	1,087 c	1,172 b	1,205 b	950 b	1,096 b
Total	519 a	536 a	650 a	666 a	720 a	740 a	848 a	885 a	719 a	740 a
North-Shore (Zones 25-29)										
Unknown	**	**	**	557 b	733 d	696 b	**	749 b	669 d	661 b
Pre 1940	**	441 b	517 b	592 c	600 c	586 c	**	679 b	580 b	588 c
1940 - 1959	**	**	562 b	**	677 c	586 c	**	**	638 c	628 c
1960 - 1974	502 a	513 a	515 b	595 a	618 a	647 a	682 b	790 a	602 a	649 a
1975 - 1989	488 a	481 a	572 a	566 a	653 a	668 a	777 a	770 a	648 a	658 a
1990 - 2004	**	**	655 a	672 a	743 a	748 a	809 a	815 a	746 a	752 a
2005+	**	**	668 b	737 a	864 a	875 a	923 a	941 a	861 a	878 a
Total	501 a	496 a	590 a	606 a	713 a	718 a	805 a	813 a	703 a	710 a
South-Shore (Zones 30-34)										
Unknown	781 b	810 b	795 b	758 d	796 c	756 c	952 d	**	807 b	773 b
Pre 1940	**	**	**	596 b	**	**	**	857 d	**	673 c
1940 - 1959	507 b	536 a	590 a	584 b	649 b	694 b	766 b	**	638 b	**
1960 - 1974	494 a	507 a	655 a	673 a	684 a	725 a	759 a	787 a	687 a	718 a
1975 - 1989	501 a	501 a	618 a	631 a	695 a	713 a	811 a	815 a	687 a	702 a
1990 - 2004	479 b	512 a	706 b	674 b	800 a	831 b	818 a	856 b	791 a	813 a
2005+	585 d	**	805 b	849 c	882 b	925 b	1,120 c	1,027 b	920 b	937 a
Total	512 a	534 a	641 a	655 a	718 a	748 a	819 a	**	712 a	762 b
Montréal CMA										
Unknown	561 c	575 c	636 b	628 a	721 a	772 b	1,017 c	955 b	747 a	749 a
Pre 1940	596 b	625 b	651 a	676 a	798 a	**	1,053 c	1,068 b	797 a	847 a
1940 - 1959	513 a	521 a	600 a	610 a	731 a	722 a	958 c	**	682 a	687 a
1960 - 1974	570 b	587 a	702 b	705 a	761 c	772 a	864 a	881 a	728 a	740 a
1975 - 1989	660 b	673 a	683 a	697 a	730 a	734 a	888 a	868 a	735 a	739 a
1990 - 2004	**	598 a	710 a	703 a	806 a	803 a	908 b	889 a	808 a	786 a
2005+	821 d	838 d	893 b	933 b	920 b	1,009 b	1,065 b	1,062 a	932 b	995 b
Total	573 a	586 a	668 a	679 a	760 a	791 a	952 a	956 a	744 a	760 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal Island (Zones 1-18)										
Unknown	n/a	**	n/a	**	n/a	12.7 d	n/a	**	n/a	**
Pre 1940	n/a	**	n/a	**	n/a	**	n/a	**	n/a	18.6
1940 - 1959	n/a	23.6 d	n/a	18.0	n/a	14.5	n/a	**	n/a	17.3
1960 - 1974	n/a	22.5	n/a	18.5	n/a	15.1	n/a	**	n/a	17.3
1975 - 1989	n/a	25.1 d	n/a	18.4	n/a	14.8 d	n/a	5.6	n/a	15.5
1990 - 2004	n/a	14.9 d	n/a	**	n/a	**	n/a	**	n/a	13.5
2005+	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	23.2	n/a	18.7	n/a	15.0	n/a	**	n/a	17.3
Laval (Zones 19-24)										
Unknown	n/a	**	n/a	13.7 d	n/a	7.8	n/a	19.1 d	n/a	13.3
Pre 1940	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1940 - 1959	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1960 - 1974	n/a	**	n/a	21.4	n/a	16.2	n/a	14.5	n/a	17.4
1975 - 1989	n/a	**	n/a	19.6	n/a	13.6	n/a	15.0	n/a	14.8
1990 - 2004	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
2005+	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	19.4	n/a	14.7	n/a	15.4	n/a	15.8
North-Shore (Zones 25-29)										
Unknown	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Pre 1940	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1940 - 1959	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1960 - 1974	n/a	**	n/a	**	n/a	**	n/a	**	n/a	13.1
1975 - 1989	n/a	**	n/a	18.9	n/a	17.3	n/a	**	n/a	17.2
1990 - 2004	n/a	**	n/a	14.8	n/a	14.5	n/a	**	n/a	**
2005+	n/a	**	n/a	**	n/a	**	n/a	**	n/a	23.5
Total	n/a	**	n/a	16.1	n/a	16.5	n/a	23.9	n/a	17.9
South-Shore (Zones 30-34)										
Unknown	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Pre 1940	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1940 - 1959	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1960 - 1974	n/a	**	n/a	20.0	n/a	21.0	n/a	**	n/a	20.1
1975 - 1989	n/a	**	n/a	15.8	n/a	14.8	n/a	13.8	n/a	15.2
1990 - 2004	n/a	**	n/a	14.8	n/a	**	n/a	**	n/a	17.2
2005+	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	18.3	n/a	17.4	n/a	18.1	n/a	17.8
Montréal CMA										
Unknown	n/a	**	n/a	**	n/a	13.1 d	n/a	**	n/a	**
Pre 1940	n/a	**	n/a	**	n/a	**	n/a	**	n/a	18.5
1940 - 1959	n/a	24.1	n/a	18.2	n/a	14.9	n/a	**	n/a	17.7
1960 - 1974	n/a	22.1	n/a	18.6	n/a	15.7	n/a	**	n/a	17.4
1975 - 1989	n/a	24.3	n/a	18.0	n/a	15.0	n/a	9.9	n/a	15.6
1990 - 2004	n/a	**	n/a	15.3	n/a	13.4	n/a	**	n/a	15.6
2005+	n/a	**	n/a	**	n/a	17.8	n/a	**	n/a	21.6
Total	n/a	23.0	n/a	18.6	n/a	15.4	n/a	17.2	n/a	17.3

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal Island (Zones 1-18)										
3 to 5 Units	**	**	3.9 d	3.4 d	3.0 c	1.9 c	2.2 c	2.6 c	3.1 c	2.8 b
6 to 19 Units	**	7.2 c	4.3 b	4.9 b	4.0 b	4.3 b	3.9 c	4.8 c	4.5 b	4.8 b
20 to 49 Units	7.3 a	6.5 a	6.0 a	5.8 a	4.5 a	4.7 a	4.5 b	4.9 b	5.7 a	5.5 a
50 to 99 Units	6.2 b	5.2 b	5.3 a	5.4 a	4.2 b	4.0 b	5.4 b	4.5 c	5.1 a	4.9 a
100+ Units	3.6 c	2.4 a	4.7 b	4.6 b	4.8 a	4.4 a	5.2 c	5.8 b	4.5 a	4.1 a
Total	6.3 b	6.0 b	4.6 b	4.5 b	3.7 b	3.3 b	3.0 b	3.4 c	4.1 a	4.0 a
Laval (Zones 19-24)										
3 to 5 Units	0.0 d	**	**	**	1.8 c	**	**	**	1.8 c	2.8 c
6 to 19 Units	**	**	3.8 d	3.4 d	2.0 b	2.4 b	3.8 d	**	2.4 b	2.5 b
20 to 49 Units	**	4.1 d	4.4 b	3.6 b	3.1 b	3.7 b	2.6 c	2.3 c	3.5 b	3.6 b
50 to 99 Units	**	**	1.0 a	1.6 c	2.6 a	2.4 a	2.9 a	0.9 a	2.0 a	2.0 a
100+ Units	0.6 b	**	3.4 b	5.2 c	5.6 b	5.9 b	3.2 a	3.2 a	4.1 b	5.1 b
Total	**	3.3 d	3.4 b	3.9 c	2.4 a	2.9 a	2.9 c	1.7 c	2.6 a	3.0 a
North-Shore (Zones 25-29)										
3 to 5 Units	**	**	**	**	**	3.5 d	**	**	2.3 c	3.2 d
6 to 19 Units	**	**	2.4 c	3.0 d	2.5 b	3.3 c	3.0 d	1.4 d	2.7 b	3.2 c
20 to 49 Units	3.4 c	0.9 a	3.4 b	3.7 c	6.2 b	3.6 b	4.5 b	3.9 d	4.9 b	3.4 b
50 to 99 Units	11.5 d	13.0 a	2.7 b	3.1 b	4.9 b	**	**	3.1 d	4.3 b	5.9 c
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	**	**	2.9 c	2.9 c	2.5 b	3.4 c	2.8 c	**	2.7 a	3.2 c
South-Shore (Zones 30-34)										
3 to 5 Units	**	**	**	**	**	**	**	**	2.5 c	1.9 c
6 to 19 Units	**	**	3.9 d	5.3 d	3.6 c	5.0 c	4.9 d	4.8 d	3.9 c	5.1 c
20 to 49 Units	3.4 c	2.0 a	5.1 a	4.9 a	4.4 a	4.2 b	3.8 b	3.0 b	4.5 a	4.2 a
50 to 99 Units	**	4.6 c	5.3 b	5.5 b	4.2 b	5.4 b	3.0 a	3.0 c	4.4 b	5.2 b
100+ Units	17.9 a	12.6 a	5.6 a	5.6 a	6.4 a	4.9 b	4.1 a	2.9 a	6.3 a	5.3 a
Total	3.6 c	5.4 c	4.2 b	4.8 b	4.0 b	4.3 b	3.6 d	3.6 c	3.9 b	4.3 b
Montréal CMA										
3 to 5 Units	**	**	3.8 d	3.3 d	2.9 c	2.1 c	2.2 c	2.5 c	3.0 c	2.8 b
6 to 19 Units	8.7 c	7.1 c	4.1 b	4.8 b	3.6 b	4.1 b	4.0 c	4.5 c	4.1 b	4.5 b
20 to 49 Units	7.0 a	6.2 a	5.8 a	5.5 a	4.5 a	4.5 a	4.2 b	4.3 b	5.4 a	5.2 a
50 to 99 Units	6.1 b	5.2 b	5.1 a	5.3 a	4.1 b	4.2 b	4.8 b	3.9 b	5.0 a	4.9 a
100+ Units	3.7 b	2.5 a	4.6 a	4.6 a	4.8 a	4.5 a	4.8 c	5.1 b	4.5 a	4.2 a
Total	6.1 b	6.0 b	4.5 a	4.4 b	3.5 b	3.4 b	3.0 c	3.3 c	4.0 a	3.9 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal Island (Zones 1-18)										
3 to 5 Units	506 b	545	589 a	610 a	729 a	801 a	987 b	956	731 a	760 b
6 to 19 Units	521 a	536	613 a	627	693 a	705 a	847 a	898	678 a	692 a
20 to 49 Units	525 a	538 a	659 a	666 a	818 a	824 a	1,023 a	1,036 a	703 a	708 a
50 to 99 Units	594 a	596 a	756 a	764 a	946 a	973 a	1,272 b	1,304 b	801 a	811 a
100+ Units	772 a	772 a	990 a	983 a	1,318 a	1,301 a	2,168 c	1,939 b	1,101 b	1,070 a
Total	577 a	591 a	675 a	685 a	775 a	812 a	995 a	980 a	752 a	767 a
Laval (Zones 19-24)										
3 to 5 Units	529 c	469 c	591 a	642 b	734 a	736 a	817 a	879 b	737 a	756 a
6 to 19 Units	489 a	501 a	573 a	583 a	683 a	691 a	750 a	776 a	671 a	679 a
20 to 49 Units	541 b	547 a	620 a	639 a	728 a	734 a	837 a	899 a	689 a	702 a
50 to 99 Units	518 a	504 a	927 a	737 a	904 a	898 a	910 a	964 a	902 a	849 a
100+ Units	545 c	700 a	783 b	931 b	925 a	1,092 a	1,217 a	1,226 a	894 b	1,052 a
Total	519 a	536 a	650 a	666 a	720 a	740 a	848 a	885 a	719 a	740 a
North-Shore (Zones 25-29)										
3 to 5 Units	**	444	527 a	548 a	752 a	728 a	834 a	829 a	742 a	726 a
6 to 19 Units	483 a	492 a	575 a	596 a	677 a	693 a	745 a	770 a	665 a	683 a
20 to 49 Units	493 a	496 a	613 a	627 a	707 a	747 a	737 a	724 a	661 a	687 a
50 to 99 Units	642 b	642 a	758 a	766 a	815 a	813 a	819 a	858 a	780 a	787 a
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	501 a	496 a	590 a	606 a	713 a	718 a	805 a	813 a	703 a	710 a
South-Shore (Zones 30-34)										
3 to 5 Units	451 c	482 b	561 a	563 a	715 b	757 a	888 b	**	736 a	**
6 to 19 Units	489 a	511 a	578 a	590 a	676 a	701 a	749 a	783 a	672 a	698 a
20 to 49 Units	499 a	510 a	628 a	641 a	727 a	758 a	807 a	819 a	688 a	711 a
50 to 99 Units	553 a	579 a	728 a	745 a	850 a	883 a	925 a	967 a	797 a	821 a
100+ Units	792 a	783 a	865 a	864 a	1,023 a	977 a	1,199 a	1,199 a	958 a	941 a
Total	512 a	534 a	641 a	655 a	718 a	748 a	819 a	**	712 a	762 a
Montréal CMA										
3 to 5 Units	504 b	540 b	586 a	606 a	730 a	789 c	960 b	958 b	732 a	762 a
6 to 19 Units	517 a	532 a	606 a	620 a	688 a	702 a	815 a	857 a	676 a	691 a
20 to 49 Units	523 a	536 a	652 a	660 a	789 a	801 a	955 a	966 a	698 a	707 a
50 to 99 Units	593 a	596 a	757 a	762 a	928 a	952 a	1,184 b	1,198 a	803 a	812 a
100+ Units	768 a	772 a	972 a	972 a	1,261 a	1,247 a	1,923 c	1,731 b	1,080 a	1,058 a
Total	573 a	586 a	668 a	679 a	760 a	791 a	952 a	956 a	744 a	760 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Montréal CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal Island Zone 1	**	**	**	4.8	4.4	4.5	4.5	4.8	5.6	4.2
Zone 2	**	**	4.0	**	6.8	4.6	0.4	4.1	**	**
Zone 3	**	**	4.7	4.9	7.9	6.0	6.0	4.5	**	**
Zone 4	**	**	4.1	4.9	5.8	5.7	4.9	4.4	4.3	4.1
Zone 5	**	**	3.5	4.9	4.7	4.4	6.1	5.0	5.9	7.7
Zone 6	3.8	**	2.9	3.3	4.7	4.7	3.6	2.7	3.1	2.5
Zone 7	**	**	5.1	6.7	7.2	4.4	**	12.7	8.4	4.1
Zone 8	**	**	4.3	3.5	5.7	**	**	**	2.0	4.3
Zone 9	**	**	3.5	3.5	5.8	4.5	2.7	2.8	**	**
Zone 10	**	**	2.8	3.0	4.9	6.1	2.3	4.0	**	**
Zone 11	**	**	**	**	7.2	8.5	4.4	4.6	-	**
Zone 12	**	**	3.2	4.5	5.7	9.0	5.7	4.0	3.5	4.0
Zone 13	**	5.3	11.9	8.4	6.7	5.8	5.8	3.4	3.4	2.7
Zone 14	**	**	6.0	3.9	6.9	6.6	6.1	4.3	**	**
Zone 15	**	**	4.7	3.7	3.4	1.8	**	1.6	2.3	1.4
Zone 16	**	**	3.8	3.1	4.8	3.8	4.0	3.5	3.2	4.2
Zone 17	**	**	3.1	2.7	6.8	4.6	**	**	**	**
Zone 18	**	**	7.3	5.7	6.8	3.9	**	**	-	-
Montréal Island (Zones 1-18)	3.1	2.8	4.5	4.8	5.7	5.5	5.1	4.9	4.5	4.1
Laval Zone 19	**	**	1.7	2.4	5.1	4.4	2.1	2.1	3.6	5.4
Zone 20	**	**	3.0	2.7	1.0	2.0	-	-	**	**
Zone 21	**	**	3.3	4.5	3.6	2.8	**	**	-	-
Zone 22	**	**	3.4	3.0	3.6	3.8	**	**	**	**
Zone 23	**	**	1.6	1.4	2.2	1.6	**	**	-	-
Zone 24	**	**	0.8	1.5	1.4	4.6	**	-	-	-
Laval (Zones 19-24)	1.8	2.8	2.4	2.5	3.5	3.6	2.0	2.0	4.1	5.1
North-Shore Zone 25	**	**	2.4	1.8	4.4	2.6	**	**	-	-
Zone 26	0.6	**	2.6	2.8	4.7	2.8	1.3	**	**	**
Zone 27	**	**	1.1	2.2	1.9	2.2	-	-	-	-
Zone 28	**	**	3.0	5.4	4.0	3.1	**	**	-	-
Zone 29	**	5.2	3.9	3.9	8.0	5.4	**	**	**	**
North-Shore (Zones 25-29)	2.3	3.2	2.7	3.2	4.9	3.4	4.3	5.9	**	**
Laval/North-Shore (Zones 19-29)	2.2	3.1	2.6	2.9	4.2	3.5	3.1	4.0	3.3	3.9
South-Shore Zone 30	**	**	4.6	**	4.7	3.8	3.5	3.7	5.5	5.1
Zone 31	**	**	3.1	4.6	5.0	4.5	4.6	5.0	11.3	7.9
Zone 32	**	**	5.1	3.3	4.2	6.1	4.2	10.8	**	**
Zone 33	**	0.7	1.9	1.2	2.0	1.3	**	**	**	**
Zone 34	**	**	2.7	4.2	2.2	3.0	-	**	-	-
South-Shore (Zones 30-34)	2.5	1.9	3.9	5.1	4.5	4.2	4.4	5.2	6.3	5.3
Zone 35	**	**	2.2	**	0.7	0.5	-	-	-	-
Suburbs (Zones 19-35)	2.3	2.8	3.1	3.8	4.3	3.9	3.9	4.8	4.5	4.6
Montréal CMA	**3.0**	**2.8**	**4.1**	**4.5**	**5.4**	**5.2**	**5.0**	**4.9**	**4.5**	**4.2**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal Island (Zones 1-18)										
3 to 5 Units	n/a	**	n/a	**	n/a	13.1	n/a	**	n/a	14.8
6 to 19 Units	n/a	20.1	n/a	21.7	n/a	16.7	n/a	17.5	n/a	18.5
20 to 49 Units	n/a	24.4	n/a	18.6	n/a	15.2	n/a	13.4	n/a	18.4
50 to 99 Units	n/a	26.0	n/a	18.1	n/a	14.7	n/a	10.0	n/a	18.5
100+ Units	n/a	26.1	n/a	22.2	n/a	18.9	n/a	14.1	n/a	21.9
Total	n/a	23.2	n/a	18.7	n/a	15.0	n/a	**	n/a	17.3
Laval (Zones 19-24)										
3 to 5 Units	n/a	**	n/a	**	n/a	13.4	n/a	**	n/a	**
6 to 19 Units	n/a	**	n/a	20.5	n/a	15.1	n/a	14.0	n/a	16.1
20 to 49 Units	n/a	9.3	n/a	19.1	n/a	14.1	n/a	10.5	n/a	15.3
50 to 99 Units	n/a	**	n/a	17.2	n/a	**	n/a	13.5	n/a	15.2
100+ Units	n/a	23.4	n/a	13.2	n/a	15.9	n/a	13.4	n/a	14.8
Total	n/a	**	n/a	19.4	n/a	14.7	n/a	15.4	n/a	15.8
North-Shore (Zones 25-29)										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	19.0
6 to 19 Units	n/a	**	n/a	19.1	n/a	17.0	n/a	**	n/a	17.3
20 to 49 Units	n/a	**	n/a	15.7	n/a	14.7	n/a	11.8	n/a	15.2
50 to 99 Units	n/a	17.5	n/a	15.5	n/a	21.1	n/a	13.2	n/a	17.9
100+ Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	16.1	n/a	16.5	n/a	23.9	n/a	17.9
South-Shore (Zones 30-34)										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
6 to 19 Units	n/a	**	n/a	**	n/a	17.8	n/a	**	n/a	18.3
20 to 49 Units	n/a	9.6	n/a	17.9	n/a	15.4	n/a	15.2	n/a	16.1
50 to 99 Units	n/a	12.0	n/a	15.9	n/a	13.2	n/a	7.6	n/a	13.4
100+ Units	n/a	15.3	n/a	22.8	n/a	27.9	n/a	27.1	n/a	25.3
Total	n/a	**	n/a	18.3	n/a	17.4	n/a	18.1	n/a	17.8
Montréal CMA										
3 to 5 Units	n/a	**	n/a	**	n/a	13.5	n/a	**	n/a	15.3
6 to 19 Units	n/a	20.9	n/a	21.2	n/a	16.7	n/a	17.5	n/a	18.2
20 to 49 Units	n/a	23.7	n/a	18.4	n/a	15.1	n/a	13.5	n/a	17.8
50 to 99 Units	n/a	25.6	n/a	17.9	n/a	14.8	n/a	9.9	n/a	18.0
100+ Units	n/a	26.0	n/a	21.8	n/a	19.7	n/a	16.2	n/a	21.7
Total	n/a	23.0	n/a	18.6	n/a	15.4	n/a	17.2	n/a	17.3

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Montréal CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal Island (Zones 1-18)										
LT $500	5.8 c	**	**	**	**	0.3 b	**	**	4.9 c	5.1 d
$500 - $699	7.4 c	6.5 c	4.5 b	4.8 c	3.8 c	4.2 c	1.7 c	**	4.4 b	4.7 b
$700 - $899	4.9 c	3.2 c	5.3 b	4.8 c	4.5 c	3.0 c	4.0 d	4.2 d	4.6 b	3.7 b
$900+	2.9 c	4.2 c	4.8 b	5.8 c	4.6 c	4.4 c	3.2 d	4.5 d	4.1 b	4.7 c
Total	6.3 b	6.0 b	4.6 b	4.5 b	3.7 b	3.3 b	3.0 b	3.4 c	4.1 a	4.0 a
Laval (Zones 19-24)										
LT $500	**	**	**	**	**	**	**	**	**	**
$500 - $699	0.0 d	**	3.9 c	3.6 c	1.9 c	2.0 c	0.0 d	0.7 b	2.4 b	2.5 b
$700 - $899	**	**	2.7 b	2.4 c	2.4 b	3.5 c	3.3 d	1.5 a	2.5 b	3.0 b
$900+	**	**	2.5 c	6.4 c	4.2 d	4.2 d	2.9 c	2.3 c	3.6 d	3.9 d
Total	**	3.3 d	3.4 b	3.9 c	2.4 a	2.9 a	2.9 c	1.7 c	2.6 a	3.0 a
North-Shore (Zones 25-29)										
LT $500	**	**	**	0.7 b	**	**	**	**	**	**
$500 - $699	**	5.1 d	2.4 c	4.0 d	2.7 b	3.4 d	**	0.6 b	2.6 b	3.5 c
$700 - $899	0.0 a	**	0.6 a	1.3 a	2.6 c	3.5 d	3.1 d	**	2.6 b	3.0 d
$900+	**	**	0.5 a	1.1 a	**	**	**	**	**	**
Total	**	**	2.9 c	2.9 c	2.5 b	3.4 c	2.8 c	**	2.7 a	3.2 c
South-Shore (Zones 30-34)										
LT $500	**	**	**	**	**	**	**	**	4.1 d	4.7 d
$500 - $699	**	4.8 d	4.1 c	4.8 c	4.0 d	3.4 d	**	**	4.0 c	4.0 c
$700 - $899	14.5 d	3.4 c	5.0 b	4.3 b	5.1 c	5.4 c	4.1 d	4.5 d	4.8 c	5.0 b
$900+	**	**	9.9 d	12.7 c	4.7 c	3.8 d	**	3.2 d	6.2 c	4.7 c
Total	3.6 d	5.4 d	4.2 b	4.8 b	4.0 b	4.3 b	3.6 d	3.6 c	3.9 b	4.3 b
Montréal CMA										
LT $500	5.6 c	8.9 c	5.3 d	2.7 c	**	0.5 b	**	**	4.9 c	5.0 c
$500 - $699	7.2 c	6.4 c	4.3 b	4.7 c	3.6 c	3.8 c	1.8 c	**	4.1 b	4.4 b
$700 - $899	4.9 c	3.2 b	5.1 b	4.6 c	4.3 b	3.4 b	3.9 d	3.8 c	4.4 b	3.7 b
$900+	3.4 d	4.6 d	4.9 b	6.0 c	4.5 c	4.2 b	3.3 d	4.3 d	4.1 b	4.6 b
Total	6.1 b	6.0 b	4.5 a	4.4 b	3.5 b	3.4 b	3.0 c	3.3 c	4.0 a	3.9 a

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Montréal CMA - October 2016

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-15	Oct-16	Oct-15	Oct-16
Downtown and Nun's Island	2.4 c	2.5 c	5.5 b	4.6 b
Outer Centre	4.0 d	3.6 d	4.0 b	4.1 b
West part of Island of Montréal	3.5 d	3.6 d	4.3 b	3.9 b
East part of Island of Montréal	3.4 d	1.9 d	4.0 b	3.9 b
Montréal Island	3.3 c	2.9 b	4.1 c	4.0 c
Laval	1.9 c	2.2 c	2.6 a	3.0 a
Vaudreuil-Soulanges	**	2.7 c	1.9 c	3.2 d
North Shore	3.1 d	4.2 d	2.7 a	3.2 c
South Shore	**	3.7 d	3.9 b	4.3 b
Montréal CMA	**3.0 b**	**3.1 c**	**4.0 a**	**3.9 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Montréal CMA - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Downtown and Nun's Island	1,376 d	785 a	1,259 b	1,052 a	1,853 b	1,482 b	**	1,560 b
Outer Centre	**	616 a	1,124 c	749 a	1,548 b	899 a	**	1,158 b
West part of Island of Montréal	**	526 a	979 b	633 a	1,255 a	871 a	1,664 c	950 a
East part of Island of Montréal	**	526 a	999 b	598 a	1,126 a	689 a	1,312 c	872 a
Montréal Island	**	591 a	1,062 c	685 a	1,359 c	812 a	1,560 b	980 a
Laval	**	536 a	774 c	666 a	1,120 a	740 a	1,180 c	885 a
Vaudreuil-Soulanges	**	496 b	**	563 a	978 a	768 a	996 c	814 a
North Shore	860 c	496 a	770 b	606 a	1,021 a	718 a	1,135 d	813 a
South Shore	**	534 a	910 b	655 a	1,064 a	748 a	1,350 c	**
Montréal CMA	**1,121 d**	**586 a**	**944 c**	**679 a**	**1,158 a**	**791 a**	**1,366 b**	**956 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Montréal CMA - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown and Nun's Island	**	1,376 d	1,320 c	1,259 b	1,656 c	1,853 b	**	**	1,583 b	1,868 b
Outer Centre	**	**	1,178 c	1,124 c	1,406 b	1,548 b	**	**	1,505 b	1,511 b
West part of Island of Montréal	**	**	951 b	979 b	1,180 a	1,255 a	1,521 c	1,664 c	1,207 a	1,251 b
East part of Island of Montréal	**	**	923 b	999 b	1,073 b	1,126 a	1,228 d	1,312 c	1,103 a	1,097 a
Montréal Island	**	**	1,081 c	1,062 b	1,276 a	1,359 a	1,735 c	1,560 c	1,323 a	1,360 a
Laval	**	**	**	774 c	1,067 b	1,120 a	1,233 c	1,180 c	1,061 b	1,097 a
Vaudreuil-Soulanges	**	**	740 d	**	1,013 a	978 a	982 b	996 c	1,019 a	986 a
North Shore	**	860 c	751 b	770 b	916 a	1,021 a	968 c	1,135 d	909 a	993 a
South Shore	**	**	886 b	910 b	1,052 a	1,064 a	1,228 c	1,350 c	1,045 a	1,078 a
Montréal CMA	**1,038**	**1,121** c	**944** b	**944** b	**1,091** a	**1,158** a	**1,388** c	**1,366** b	**1,133** a	**1,174** a

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Montréal CMA - October 2016

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-15	Oct-16	Oct-15	Oct-16
Montréal Island				
3 to 5 Units	**	**	3.1 c	2.8 b
6 to 19 Units	5.0 a	3.0 d	4.5 b	4.8 b
20 to 49 Units	3.5 c	3.8 d	5.7 a	5.5 a
50 to 99 Units	2.3 b	2.5 b	5.1 a	4.9 a
100+ Units	2.5 c	1.8 c	4.5 a	4.1 a
Total	3.3 c	2.9 b	4.1 a	4.0 a
Montréal CMA				
3 to 5 Units	0.5 b	**	3.0 c	2.8 b
6 to 19 Units	3.7 d	3.2 d	4.1 a	4.5 a
20 to 49 Units	3.3 c	3.7 c	5.4 a	5.2 a
50 to 99 Units	2.5 b	3.3 b	5.0 a	4.9 a
100+ Units	2.4 b	1.9 b	4.5 a	4.2 a
Total	3.0 b	3.1 c	4.0 a	3.9 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Montréal CMA - October 2016

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown and Nun's Island	20,183	22,580	4,884	5,724	24.2	25.3	2.4	2.5
Outer Centre	26,073	27,653	3,924	4,036	15.0	14.6	4.0	3.6
West part of Island of Montréal	22,339	23,744	2,985	3,503	13.4	14.8	3.5	3.6
East part of Island of Montréal	26,390	29,191	2,701	3,125	10.2	10.7	3.4	1.9
Montréal Island	**94,985**	**103,168**	**14,479**	**16,304**	**15.2**	**15.8**	**3.3**	**2.9**
Laval	17,924	19,293	3,705	4,149	20.7	21.5	1.9	2.2
Vaudreuil-Soulanges	2,974	3,430	560	719	18.8	21.0	**	2.7
North Shore	18,541	21,395	1,860	2,504	10.0	11.7	3.1	4.2
South Shore	30,099	33,628	3,711	4,735	12.3	14.1	**	3.7
Montréal CMA	**164,523**	**180,914**	**24,319**	**28,453**	**14.8**	**15.7**	**3.0**	**3.1**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Project Size
Montréal CMA - October 2016

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal Island								
3 to 5 Units	4,911	5,324	567	622	11.6	11.7	**	**
6 to 19 Units	24,140	25,345	2,903	3,037	12.0	12.0	5.0	3.0
20 to 49 Units	20,338	21,495	2,857	3,397	14.0	15.8	3.5	3.8
50 to 99 Units	20,084	21,999	3,577	3,614	17.8	16.4	2.3	2.5
100+ Units	25,512	29,005	4,556	5,677	17.9	19.6	2.5	1.8
Total	94,985	103,168	14,479	16,304	15.2	15.8	3.3	2.9
Montréal CMA								
3 to 5 Units	11,629	13,088	1,189	1,271	10.2	9.7	0.5	**
6 to 19 Units	60,132	64,610	6,961	8,405	11.6	13.0	3.7	3.2
20 to 49 Units	32,163	35,457	4,810	5,947	15.0	16.8	3.3	3.7
50 to 99 Units	27,270	30,564	4,486	4,736	16.5	15.5	2.5	3.3
100+ Units	33,329	37,195	6,835	8,039	20.5	21.6	2.4	1.9
Total	164,523	180,914	24,319	28,453	14.8	15.7	3.0	3.1

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Montréal CMA - October 2016

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal CMA										
Single Detached	**	**	**	**	**	794 c	989 b	1,036 c	912 b	960 c
Semi detached, Row and Duplex	**	**	652 b	646 c	748 a	786 b	866 b	901 b	792 a	828 b
Other-Primarily Accessory Suites	**	**	645 c	605 d	718 b	749 b	**	**	681 b	665 b
Total	**	**	648 b	620 c	739 a	778 b	896 a	933 b	786 a	811 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Montréal CMA - October 2016

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-15	Oct-16
Montréal CMA		
Single Detached	17,772 d	**
Semi detached, Row and Duplex	75,706 a	77,786 b
Other-Primarily Accessory Suites	25,483 d	**
Total	118,961	121,541

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability, turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability, and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment Survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the Household Rent Survey, information is collected from an adult living in the household. Both surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the Condominium Apartment Survey. For the Household Rent Survey, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Please click Methodology or Data Reliability Tables Appendix link for more details.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a – Excellent
b – Very good
c – Good
d – Fair (Use with Caution)
** – Poor – Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

	Sampling Fraction (%) range				
Structures in Universe	**(0,20]***	**(20,40]**	**(40,60]**	**(60,80]**	**(80,100)**
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

	Coefficient of Variation (CV) %						
Vacancy Rate	**0**	**(0,5]**	**(5,10]**	**(10,16.5]**	**(16.5,33.3]**	**(33.3,50]**	**50+**
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a – If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b – If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c – If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d – If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** – If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
Δ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

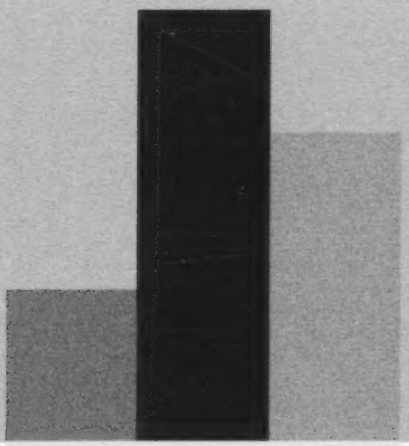
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64411_2016_A01